



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

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Minutes of Regular Meeting

March 9, 2021

**Call to Order:** Regular meeting of the EDC held via zoom, called to order by Mayor Karnes at 6:09 p.m.

**Roll Call:** Rudy Ciafarani, Larry Edge, Gary Eggesfield, Kara Hildebrandt, Deborah VanCleave, and Mayor Karnes

**Absent:** George Cretu, Jad Judeh

**Others Present:** Director Carl Malysz, Assistant Director Timarie Szwed, William Look, Councilwoman Lylia Ross

**Approval of Agenda:** A motion to approve the agenda as written was made by Mr. Eggesfield, seconded by Ms. Hildebrandt. Motion carried unanimously.

**Approval of Minutes:** A motion to approve the minutes of the February 9, 2021 regular meeting as written was made by Mr. Eggesfield, seconded by Mr. Edge. Motion carried unanimously.

**Approval of Invoices:** A motion to approve invoices from William Look (\$127.50) for legal services, and from Beckett&Raeder (\$3,831.25) for the Lincoln Park Plaza Conceptual Plan was made by Ms. Hildebrandt, seconded by Mr. Eggesfield. Motion carried unanimously. The Director explained that the total cost of the Conceptual Plan would be \$7,000. He explained that the building commissioner is currently taking steps regarding the property. The Director will speak with the Design Team to articulate some possible façade improvements that can be done to improve the property.

**Finance Reports:** The Director stated that to date the EDC has spent approximately 44% of the budget, and that the cash balance is up from the beginning of the fiscal year. Financial reports will be placed in file.

**EDC Small Business Loan Portfolio Report:** The Director explained that A&R Music is current with payments month to month, despite being a few days late.

**Old Business:** The Director thanked those members who attended the joint meeting with City Council, DDA, EDC and Others, and explained that a summary of key findings would be available soon. He also discussed the EDC loan program, which initially was intended for existing businesses. The Director suggested that this be made available to new businesses as well. (The Director will examine what changes he believes will be beneficial and present them at the April 13, 2021 EDC Regular Meeting.) A future joint meeting is planned in six months.

The Director led a discussion on the acquisition of 2231 Fort Street, currently owned by Park Properties Lincoln Park LLC. The Director stated that the property is on the market, and that this property would be significant in that it would create parking for businesses on that block. Parking is limited to street



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parking on Fort Street currently. He stated that he spoke with the real estate firm, and the owners are interested in a deal with the DDA/EDC and will consider a land contract. Mr. Look stated that legally there must be a plan approved by City Council before an offer can be made. The Director stated that the plan would include the entire block for the following reasons: (1) all the buildings have integrity, (2) Fort Street is very busy and 45 mph, making it difficult to park for La Pinata Dulceria – Mexican Candy Store, (3) The 3 additional buildings include 4 vacant store fronts. The plan includes working with building owners to properly market the block for new business development. There is possibility for partnership with the DDA on this project. A possible change to the DDA Façade Grant Program and the EDC Small Business Loan Program could also benefit this project.

Regarding the pending EDC Loan Application for 3962 Fort Street (Vito's Pizzeria), the Director stated that he has spoke to the owner, who is gathering additional information on the work she wishes to pursue. This item will remain on the agenda for the April 13, 2021 meeting.

Information regarding the EDC Budget Requests for FY2021-22 should be available at the April 13, 2021 meeting.

**New Business:** Mayor Karnes stated that the Director's 6-month review is scheduled for March 11, 2021.

**Directors Report:** The Director indicated that he would report on necessary items when pertinent at upcoming meetings.

The Director has been in conversations with developers. One developer is looking for a 4–10-acre site for a hospice facility of 60-90 beds. The director sent a list of 4 sites, including the surplus acreage at the back of Lincoln Park Plaza, as well as the hospital on Outer Drive, and the former church/convent located on Council which contains 4.5 acres. The developer is looking for a site either in or near a residential area, to create a stable and serene surrounding. The Director will meet with him after he vets the referred sites.

The second developer is that which developed, and is now selling, the Sav-A-Lot on Fort Street. The developers are possibly interested in developing multi-family housing and are interested in speaking with the owners of Lincoln Park Plaza. The Director contacted the lawyer for the Lincoln Park Plaza owners and explained that the two developers would like to speak with them.

A grand opening for Blessed & Natural, GGT was announced. The grand opening will be held on Saturday, March 13, 2021.

The Director spoke about a presentation from a company called CGI at the last DDA meeting. The DDA accepted their proposal to take part in a free decorative banner program.



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**Calls to Audience & Miscellaneous Matters:** No public comments.

**Board Member Comments:** Mr. Eggesfield explained that the building at 2231 Fort St. was purchased in 1998 for \$25,000. Ms. Hildebrandt inquired about the Food Truck Ordinance. The Director stated that it will be presented to Council on April 5, 2021. Mr. Cianfarani inquired about having high school students help with renovations on the 2231 Fort St. property. Mayor Karnes explained that this has happened in the past, but due to the current Pandemic those programs have been shut down. He acknowledged that this could be a possibility once the property is acquired, and the programs are back up and running.

**Adjournment:** A motion to adjourn was made by Mr. Eggesfield and seconded by Ms. VanCleave. Motion carried unanimously. Meeting was adjourned at 7:13 pm.

Minutes prepared by Director Carl Malysz and Assistant Director Timarie Szwed